

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
RICHMOND DIVISION**

**In re:**

**JOHNATHAN FORD HALL, SR.  
FKA JOHNATHAN FORD HALL  
CRISTAL DAWN HALL  
FKA CRISTAL DAWN GIBSON,  
DEBTORS.**

**CHAPTER 13**

**CASE NO. 12-31017-KRH**

**FEDERAL NATIONAL MORTGAGE  
ASSOCIATION ("FANNIE MAE"),**

**MOVANT,**

**vs.**

**JOHNATHAN FORD HALL, SR.  
CRISTAL DAWN HALL  
and SUZANNE E. WADE, TRUSTEE,**

**RESPONDENTS.**

**ORDER GRANTING RELIEF FROM THE AUTOMATIC STAY**

Upon consideration of the Motion for Relief from the Automatic Stay filed by Federal National Mortgage Association ("Fannie Mae") ("Movant"), upon argument of Counsel and the Court finding grounds to grant the Motion; it is:

**ORDERED**, that the automatic stay of 11 U.S.C. §362(a) is hereby modified as to all parties to permit the Movant and its successors and assigns to enforce the lien of its Deed of Trust as it pertains to the real property located at **6510 Luther Bosher Lane, Mechanicsville, VA 23111** and more particularly described as follows:

**All that certain lot, piece or parcel of land, together with all improvements thereon and appurtenances thereto, belonging, lying and being in Hanover County, Virginia, shown and designated as Lot 47, Block S, Section N, High Point Farms, on a plat of Subdivision entitled "High Point Farms, Section N" made by Goodfellow, Jalbert, Beard and Associates, Inc., recorded April 10, 1987 in the Clerk's Office, Circuit Court, Hanover County, Virginia, in Subdivision Plat Book 6, page 11, to which reference is hereby made for a more particular description of the property herein conveyed.**

Relief shall extend to the purchaser at the foreclosure sale to allow the purchaser to take such action under state law, as may be necessary, to obtain possession of the property.

**ORDERED** that upon entry of this Order, the Chapter 13 Trustee shall be relieved of any and all obligation to remit payment incident to the arrearages set forth in the Proof of Claim filed by Movant.

Attorney's fees and costs have been incurred in the amount of \$1,026.00 in connection with the Motion for Relief from the Automatic Stay.

DATED: Jul 21 2016

/s/ Kevin R. Huennekens

JUDGE KEVIN R. HUENNEKENS

**NOTICE OF JUDGMENT OR ORDER  
Entered on Docket**

Jul 21 2016

I ask for this:

By: **/s/JOHNIE R. MUNCY**

Michael T. Freeman, Esquire, Bar No. 65460  
Johnie R. Muncy, Esquire, Bar No. 73248  
Samuel I. White, P.C.  
1804 Staples Mill Road,  
Suite 200  
Richmond, VA 23230  
Tel.: (804) 290-4290  
Fax: (804) 290-4298  
[jmuncy@siwpc.com](mailto:jmuncy@siwpc.com)  
Counsel for Federal National Mortgage Association ("Fannie Mae"), creditor c/o Seterus, Inc.

CERTIFICATE OF SERVICE

I hereby certify that this proposed Order is substantially in compliance with Standing Order Number 10-2, with the Court's informal instructions and that it has been endorsed by all necessary parties involved in this proceeding.

By: **/s/JOHNIE R. MUNCY**

Johnie R. Muncy, Esquire  
Samuel I. White, P.C.

The Clerk shall mail a copy of the entered Order to the following:

Suzanne E. Wade  
Chapter 13 Trustee  
P.O. Box 1780  
Richmond, VA 23218-1780

Jason Meyer Krumbein  
Counsel for Debtors  
1650 Willow Lawn Drive  
Suite 201  
Richmond, VA 23230

Johnathan Ford Hall, Sr., and Cristal Dawn Hall  
Debtors  
6510 Luther Bosher Lane  
Mechanicsville, VA 23111

**Certificate of Notice Page 3 of 3**  
**United States Bankruptcy Court**  
**Eastern District of Virginia**

In re:  
 Johnathan Ford Hall, Sr.  
 Cristal Dawn Hall  
 Debtors

Case No. 12-31017-KRH  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0422-7

User: manleyc  
 Form ID: pdford1

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Jul 21, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 23, 2016.

db/jdb +Johnathan Ford Hall, Sr., Cristal Dawn Hall, 6510 Luther Bosher Lane,  
 Mechanicsville, VA 23111-5348

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 23, 2016

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 21, 2016 at the address(es) listed below:

Andrew David Goldberg on behalf of Creditor Federal National Mortgage Association  
 Bkmail@rosicki.com  
 Eric David White on behalf of Creditor Bank of America, N.A. ewhite@siwpc.com,  
 mfreeman@siwpc.com;klane@siwpc.com;bjordan@siwpc.com;jmuncy@siwpc.com;drubin@siwpc.com;ecfval@siwpc.com;ecfva2@siwpc.com;ecfva3@siwpc.com;bjordan@siwpc.com;  
 Eric David White on behalf of Creditor Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP ewhite@siwpc.com,  
 mfreeman@siwpc.com;klane@siwpc.com;bjordan@siwpc.com;jmuncy@siwpc.com;drubin@siwpc.com;ecfval@siwpc.com;ecfva2@siwpc.com;ecfva3@siwpc.com;bjordan@siwpc.com;  
 Jason Meyer Krumbein on behalf of Debtor Johnathan Ford Hall, Sr. jkrumbein@krumbeinlaw.com,  
 a30156@yahoo.com;plutzky@krumbeinlaw.com  
 Jason Meyer Krumbein on behalf of Joint Debtor Cristal Dawn Hall jkrumbein@krumbeinlaw.com,  
 a30156@yahoo.com;plutzky@krumbeinlaw.com  
 Johnie Rush Muncy on behalf of Creditor Federal National Mortgage Association ("Fannie Mae") jmuncy@siwpc.com,  
 drubin@siwpc.com;bjordan@siwpc.com;klane@siwpc.com;ewhite@siwpc.com;mfreeman@siwpc.com;ecfval@siwpc.com;ecfva2@siwpc.com;ecfva3@siwpc.com;npatel@siwpc.com  
 Lisa B. Singer on behalf of Creditor Federal National Mortgage Association Bkmail@rosicki.com  
 Michael Todd Freeman on behalf of Creditor Federal National Mortgage Association ("Fannie Mae") mfreeman@siwpc.com,  
 ewhite@siwpc.com;klane@siwpc.com;bjordan@siwpc.com;jmuncy@siwpc.com;ecfval@siwpc.com;ecfva2@siwpc.com;ecfva3@siwpc.com;npatel@siwpc.com  
 Suzanne E. Wade ecfsummary@ch13ricva.com, trustee@ch13ricva.com

TOTAL: 9